Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	96 Asling Street, Brighton Vic 3186

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $3,000,000 & $3,300,000

Median sale price

Median price $3,951,000 Property Type House Suburb Brighton

Period - From 01/01/2023 to 31/03/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	407 St Kilda St BRIGHTON 3186	$3,250,000	13/11/2022
2	281 New St BRIGHTON 3186	$3,200,000	01/04/2023
3	93 Asling St BRIGHTON 3186	$3,195,000	04/03/2023

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 07/05/2023 08:33

96 Asling Street, Brighton Vic 3186



5 4 3

Property Type: House

Agent Comments

Indicative Selling Price
$3,000,000 - $3,300,000
Median House Price
March quarter 2023: $3,951,000

Comparable Properties



407 St Kilda St BRIGHTON 3186 (REI/VG)

4 3 2

Price: $3,250,000
Method: Private Sale
Date: 13/11/2022
Property Type: House (Res)
Land Size: 524 sqm approx

Agent Comments



281 New St BRIGHTON 3186 (REI)

4 5 4

Price: $3,200,000
Method: Auction Sale
Date: 01/04/2023
Property Type: House (Res)
Land Size: 375 sqm approx

Agent Comments



93 Asling St BRIGHTON 3186 (REI)

4 2 2

Price: $3,195,000
Method: Auction Sale
Date: 04/03/2023
Property Type: House (Res)

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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